

## **ZONING BOARD OF ADJUSTMENT MEETING MINUTES**

As Chair of the Zoning Board of Adjustment, due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Board is authorized to meet electronically.

Please note that there is no physical location to observe and listen contemporaneously to the meeting, which was authorized pursuant to the Governor's Emergency Order. However, in accordance with the Emergency Order, this is to confirm that we are: We are utilizing the Microsoft Team for this electronic meeting. All members of the Board have the ability to communicate contemporaneously during this meeting through the Microsoft Team, and the public has access to contemporaneously listen and, if necessary, participate in the meeting through dialing the following phone #1-929-338-4464 and Conference ID: 463690418 OR Call 603-664-0330 or email: [jhuckins@barrington.nh.gov](mailto:jhuckins@barrington.nh.gov)

**Wednesday, April 15, 2020  
7:00 p.m.**

**Please note that all votes that are taken during this meeting shall be done by Roll Call vote.**

### Members Present

Karyn Forbes, Chair  
Meri Schmalz  
Cheryl Huckins  
Raymond Desmarais  
George Bailey-Alternate Member

### Members Absent

Dawn Hatch

### Staff Present

Code Enforcement-John Huckins  
Town Planner-Marcia Gasses  
Town Administrator-Conner MacIver

## **ACTION ITEM CONTINUED FROM March 18, 2020**

1. [112-27-GR/HCO-20-ZBA \(Owner: Marc E. Grondahl-Nippo Pond, LLC\)](#) Request by applicant for a variance from Article 4.1.1 (Table 2) minimum standards to allow a front setback of 25' where 40' is required to build a garage on a 1.63-acre lot at Lot 24 on Harlan Drive (Map 112, Lot 27) in the General Residential (GR) and Highway Commercial Overlay (HCO) Zoning District.

Case was continued from March 18, 2020. Members of the Board wanted a stamped plan by the surveyor.

Ryan Fitzgerald supplied the Board with a stamped plan from the surveyor showing that he wants to add 26' x 24' garage to his home and needs a variance for a 25' front setback.

K. Forbes opened public comment.

K. Forbes closed public comment.

*A motion was made by C. Huckins and seconded by R. Desmarais to grant the variance. The motion carried unanimously.*

Roll Call:

M. Schmalz-Yes  
C. Huckins-Yes  
G. Bailey-Yes  
R. Desmarais-Yes  
K. Forbes-Yes

## **ACTION ITEMS**

2. **118-68-GR-20-ZBAVar (Owner: Thomas B. Clarke)** Request by applicant for a variance from Article 4.1.1 (Table 2) minimum standards to allow sides setbacks to be 16.6' and 25.7' where 30' is required to replace a quonset hut with a 1 bay garage with home office space above on a .40-acre lot at 439 Mica Point Road in the General Residential (GR) Zoning District.

Thomas Clarke asked the Board for variance to replace the existing Quonset hut with a single car garage with office above. Thomas explained that this was an odd shaped lot and was requesting a variance to allow 16.6' and 25.7' side setbacks.

K. Forbes opened public comment.

K. Forbes closed public comment.

*A motion was made by R. Desmarais and seconded by G. Bailey to grant the variance. The motion carried unanimously.*

Roll Call:

M. Schmalz-Yes  
C. Huckins-Yes  
G. Bailey-Yes  
R. Desmarais-Yes  
K. Forbes-Yes

3. **261-39-GR-20-ZBAAppeal (Owner: Richard Kelsey)** Request by applicant under RSA 674:41 relief under section II to appeal pf administrative decision not to issue a permit to renovate existing structure on an island at Mendums Pond 1.64-acre (Map 261, Lot 39) in the General Residential (GR) Zoning District.

Richard Kelsey explained to the Board it was a stone camp with wooden addition on a island that was vandalized. Richard explained that he repaired damage and some structure was replaced so a building permit was required in the small footprint he changed pitch of roof and added sky lights.

K. Forbes read RSA 674:41. Sect 2

Stephen Jeffery opposed read letter below:

*A motion was made by R. Desmarais and seconded by G. Bailey to continue until May 20, 2020 and ask for legal advice. Vote 3/2*

Roll Call:

M. Schmalz-Yes

C. Huckins-Yes  
G. Bailey-No  
R. Desmarias-No  
K. Forbes-Yes

4. [105-6-GR-20-ZBAVAR \(Owner: Gwen L. Erley\)](#) Request by applicant for a variance from Article 4.1.1 (Table 2) minimum standards to allow a side setback of 1' where 30' is required to add a generator on a .332-acre lot at 110 Daniel Cater Road (Map 105, Lot 5) in the General Residential (GR) Zoning District.

K. Forbes noted that Mrs. Erley file request for a variance, but Andre Petrin was representing letter not letter because generator would be on the lot that was owned by both. Andre Petrin wants to install a new generator that needs a variance to place it 1' into the setback of the adjoining lot. Andre Petrin explained that any other location would require substantial work and change the land.

K. Forbes opened public comment.

K. Forbes closed public comment.

*A motion was made by R. Desmarais and seconded by C. Huckins to grant the variance. The motion carried unanimously.*

Roll Call:

M. Schmalz-Yes  
C. Huckins-Yes  
G. Bailey-Yes  
R. Desmarias-Yes  
K. Forbes-Yes

#### **MINUTES REVIEW AND APPROVAL**

5. Approval of March 18, 2020 meeting minutes.

*A motion was made by C. Huckins and seconded by M. Schmalz to grant the variance. The motion carried unanimously.*

Roll Call:

M. Schmalz-Yes  
C. Huckins-Yes  
G. Bailey-Yes  
R. Desmarias-Yes  
K. Forbes-Yes

#### **ADJOURNMENT**

The next meeting will be on May 20, 2020 at 7:00 p.m. electronic meeting reference Agenda for information/

Without objection the meeting was adjourned at 8:15 p.m.

*A motion was made by G. Bailey and seconded by R. Desmarias to adjourn the meeting. The motion carried unanimously.*